



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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March 15, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

30 March 15, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF ACTON, ALTADENA, ARCADIA, BLACK BUTTE, LANCASTER,
LLANO, AND SAUGUS
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

35700 Governor Mine Road, Acton, California 93510
33349 167th Street East, Llano, California 93544
5364 East Avenue G, Lancaster, California 93535
35701 165th Street East, Black Butte, California 93591
46611 175th Street East, Lancaster, California 93535
2469 North Holliston Avenue, Altadena, California 91001
4251 East Live Oak Avenue, Arcadia, California 91006
15331 Calle San Luis Potosi, Saugus, California 91390

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 35700 Governor Mine Road, Acton, California 93510

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 19, 2016, the property be cleared of all trash, junk, debris, including debris from partially demolished structure, and miscellaneous personal property and maintained cleared thereafter and (b) that by March 19, 2016, the swimming pool be properly abandoned.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The septic tank hole was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. Swimming pool is abandoned and accessible to children and others.
4. Trash, junk, and debris scattered about the premises.

ADDRESS: 33349 167th Street East, Llano, California 93544

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 19, 2016, the property be cleared of all trash, junk, debris, discarded household furniture and equipment, discarded broken equipment, and miscellaneous personal property and maintained cleared thereafter, (b) that by March 19, 2016, permits be obtained and the fire-damaged structure be repaired to code, rebuilt to code, or demolished, and (c) that by March 19, 2016, the wrecked, dismantled, or inoperable vehicle(s) and parts thereof be removed and the property be maintained cleared thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. The building contains fire-damaged floor supports or foundation systems.
4. All of the interior and exterior walls are fire damaged.
5. The building contains fire-damaged ceiling, roof supports, or systems.
6. The electrical system is fire damaged.
7. The building contains fire-damaged drain, waste, and vent systems.
8. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, washer, dryer, refrigerators, and freezers.

9. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
10. Miscellaneous articles of personal property scattered about the premises.
11. Trash, junk, and debris scattered about the premises.
12. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
13. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

*The following option was given to the owner

If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with item number 2 on this List of Defects, you may request a hearing within 10 days of receipt of this notice. If the required work is not performed within 10 days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner.

ADDRESS: 5364 East Avenue G, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 19, 2016, the property be cleared of all trash, junk, debris, discarded household furniture, appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by March 19, 2016, the wrecked, dismantled, or inoperable vehicle(s) and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or neglected machinery, refrigerators, and freezers.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 35701 165th Street East, Black Butte, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 19, 2016, the property be cleared of all trash, junk, debris, including concrete and dead vegetation, discarded household furniture and equipment, and miscellaneous personal property and maintained cleared thereafter, and (b) that by March 19, 2016, the wrecked, dismantled, or inoperable vehicle(s) and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Boats and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 46611 175th Street East, Lancaster, California 93535

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by March 19, 2016, the property be cleared of all trash, junk, debris, dead vegetation, and discarded household furniture and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, and debris scattered about the premises.
3. Abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 2469 North Holliston Avenue, Altadena, California 91001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the

property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 20, 2016, the property be cleared of all trash, junk, and debris and maintained cleared thereafter, (b) that by April 20, 2016, permits be obtained and the fire-damaged structure be repaired to code, rebuilt to code, or demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was fire damaged, open and accessible to children, and existed as a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. The building contains fire-damaged floor supports or foundation systems.
4. Portions of the interior and exterior walls are defective, deteriorated, inadequate, or fire damaged.
5. Doors and windows are broken.
6. The building contains fire-damaged ceiling, roof supports, or systems.
7. The required heating system is fire damaged, potentially hazardous, and it should be immediately discontinued.
8. The electrical wiring system is fire damaged.
9. The water heater, lavatory, bath facility, kitchen sink, laundry tray, or standpipe of the dwelling is inoperable, missing, fire damaged, or insanitary.
10. The building contains fire-damaged drain, waste, and vent systems.
11. Trash, junk, and debris scattered about the premises.

ADDRESS: 4251 East Live Oak Avenue, Arcadia, California 91006

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 19, 2016, the property be cleared of all trash, junk, debris, and overgrown vegetation and maintained cleared thereafter, (b) that by March 19, 2016, permits be obtained and the structure be repaired to code or demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and a threat to public safety and welfare until it was barricaded, as requested by the Sheriff's Department.
3. Doors and windows are broken.
4. Overgrown vegetation and weeds constituting an unsightly appearance.
5. Trash, junk, and debris scattered about the premises.

ADDRESS: 15331 Calle San Luis Potosi, Saugus, California 91390

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 19, 2016, the property be cleared of all trash, junk, debris, discarded household furniture and equipment, and miscellaneous personal property and maintained cleared thereafter, (b) that by March 19, 2016, permits be obtained and the structure be repaired to code or demolished, (c) that by March 19, 2016, the abandoned, wrecked, dismantled, or inoperable vehicle(s) and parts thereof be removed and the property be maintained cleared thereafter, and (d) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients, dilapidated, apparently abandoned, fire damaged, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed immediately so as to prevent unauthorized persons from gaining access.
3. Door and windows are broken.
4. The electrical system is nonconforming, missing, or potentially hazardous.
5. Overgrown vegetation and weeds constituting an unsightly appearance.
6. Broken or discarded furniture and household equipment in yard areas for unreasonable a periods.
7. Miscellaneous articles of personal property scattered about the premises.
8. Trash, junk, and debris scattered about the premises.

9. Abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

ENVIRONMENTAL DOCUMENTATION

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office